



City of El Paso – City Plan Commission Staff Report **REVISED**

Case No: PZRZ15-00012
Application Type: Rezoning & Detailed Site Development Plan Review
CPC Hearing Date: July 16, 2015
Staff Planner: Michael McElroy, 915-212-1612, mcelroyms@elpasotexas.gov
Location: 753 N. Carolina
Legal Description: Tract 1-F-1-P, Block 5, Ascarate Grant, City of El Paso, El Paso County, Texas
Acreage: 0.57 acres
Rep District: 7
Existing Zoning: R-3 (Residential)
Existing Use: Automotive Repair Shop
C/SC/SP/ZBA/LNC: N/A
Request: From R-3 (Residential) to S-D (Special Development)
Proposed Use: Retail and Residential
Property Owner: Ambrocio P. Baldonado
Representative: Derek Gavilanes

SURROUNDING ZONING AND LAND USE

North: R-3 (Residential) / Single-family dwellings

South: C-2 (Commercial) / Funeral Home

West: S-D (Special Development) / Day Care

East: C-1 (Commercial) / Florist

PLAN EL PASO DESIGNATION: G-3, Post-War (Mission Valley Planning Area)

NEAREST PARK: Carolina Park (1,257 feet)

NEAREST SCHOOL: Sageland Elementary (2,790 feet)

NEIGHBORHOOD ASSOCIATIONS

Mission Valley Civic Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on June 25, 2015. The Planning Division did not receive any communication in support or opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-3 (Residential) to S-D (Special Development) to accommodate retail and residential uses. The current use of the property is for automotive repair and residential. The existing 2,923 sq. ft. residential structure and 1,635 sq. ft. commercial structure are proposed to remain. The development proposes a reduction in rear yard setback from 10' to 8.3'. The proposed development requires eight parking spaces and provides nine, to include ADA and bicycle parking. Five hundred and twenty-six sq. ft. of landscaping is proposed, to include a 10' landscape buffer with street trees. As the subject property is less than 1 acre, City Council shall be asked to waive the 1 acre minimum for the S-D (Special Development) zoning district. Access is proposed from Carolina.

Planning and Inspections Department – Planning Division Recommendation

The Planning Division recommends **approval** of rezoning the subject property from R-3 (Residential) to S-D (Special Development) and acceptance of the detailed site development plan. The subject property is situated within an area characterized by similar S-D (Special Development) and C-1 (Commercial) land

uses.

Plan El Paso-Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-3 – Post War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the S-D (Special Development) district is to provide mixed-use projects, integrated in design, in certain older residential areas where there is a desire to permit a variety of nonresidential uses while maintaining the established residential appearance and landscaping of the area. Designed to ensure compatibility with existing uses in the district; to permit the production, exhibit or sale of goods and the providing of services to the public in such older residential areas; to protect the traffic capacity of streets serving such older residential areas; to encourage flexibility by prescribing general performance standards for such older residential areas; and to protect the environment of adjacent areas. Older areas of the city shall be deemed those areas where development has existed for at least twenty-five years.

COMMENTS:

Planning and Inspections Department – Planning Division - Transportation

No objections.

Note: All existing / proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall be in compliance with current ADA/TAS rules and regulations and the current City of El Paso Design Standards for Construction.

Planning and Inspections Department - Land Development

No objection.

Planning and Inspections Department – Plan Review

No objections to proposed rezoning. At the time of submittal for building permits the project will need to comply with all applicable provisions of the IBC, TAS and local municipal code.

Planning and Inspections Department - Landscaping

No objections to proposed rezoning at the time of submittal for building permits project will need to comply with all provisions of title 18.46 as applicable.

El Paso Fire Department

Recommend approval.

El Paso Water Utilities

EPWU does not object to this request.

Water

1. Along Carolina Drive west of Giles Road there is an existing six (6) inch diameter water main fronting the subject Property. This main is available for service.
2. Previous water pressure readings conducted on fire hydrant located at the corner of Carolina Drive and Giles Road have yielded a static pressure of 90 pounds per square inch (psi), residual pressure of 78 psi, discharge of 750 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer

Along Carolina Drive west of Giles Road there is an existing eight (8) inch diameter sanitary sewer main fronting the subject Property. This main is available for service.

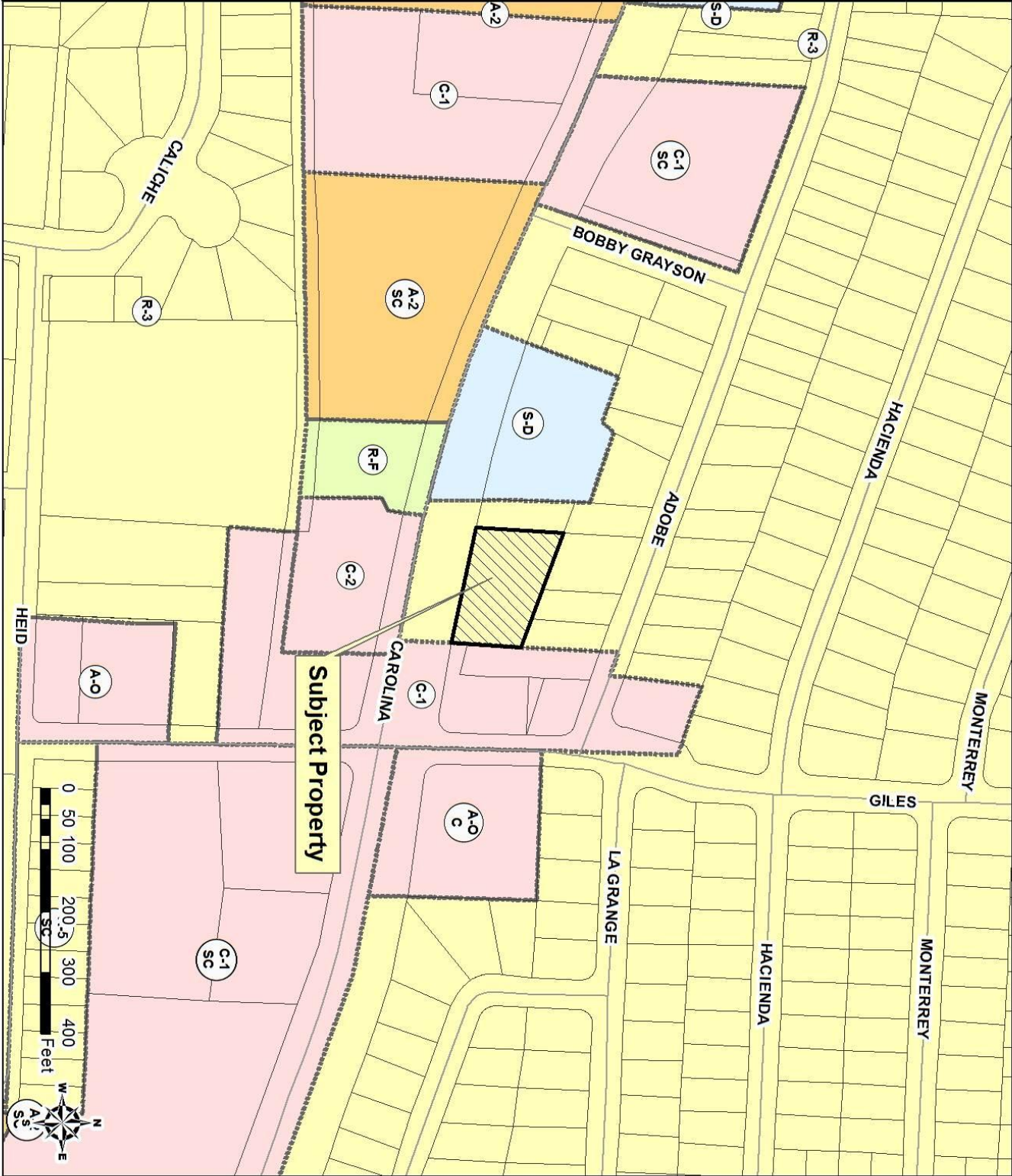
General

1. As per EPWU-PSB Records 753 N. Carolina Drive has single three-quarter (3/4) inch diameter water service. The sanitary sewer service line pertaining to 753 N. Carolina Drive discharges unto the above-described main.
2. Application for water and sanitary sewer services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan
4. Elevations

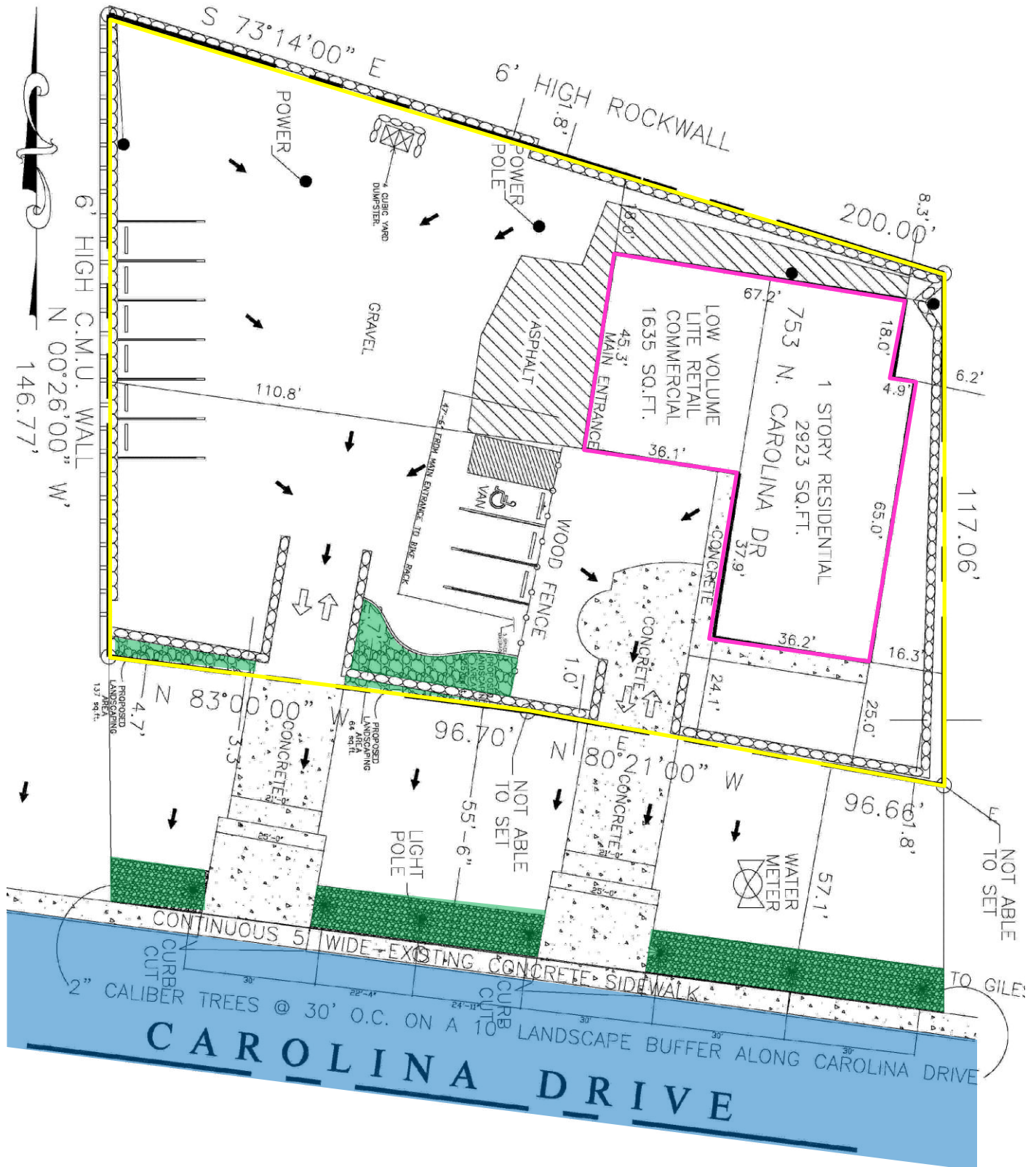
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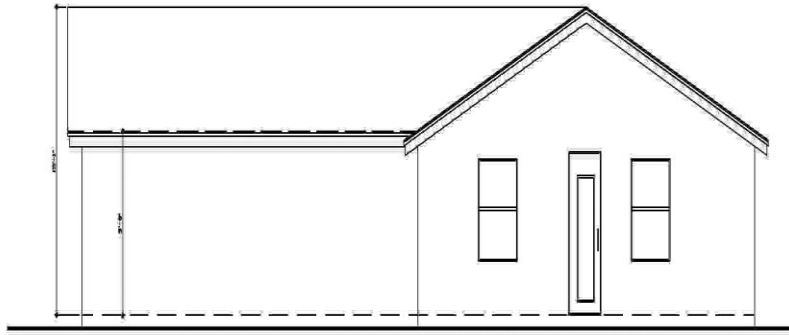
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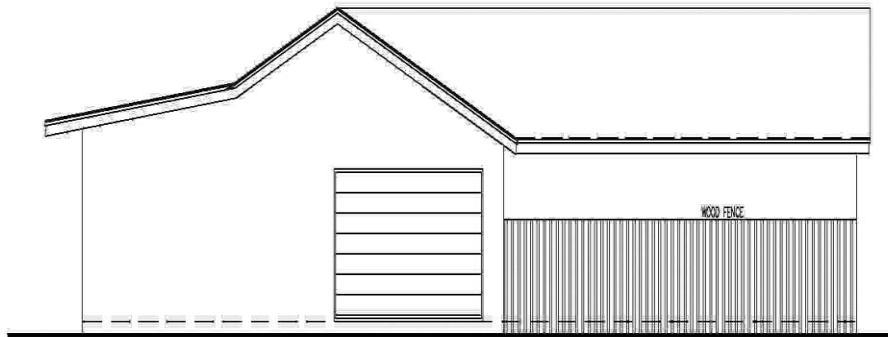
ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



ATTACHMENT 4: ELEVATIONS



 **FRONT ELEVATION**
RESIDENTIAL SIDE SCALE: 1/8"=1'-0"



 **SIDE ELEVATION**
AUTOMOTIVE REPAIR SIDE SCALE: 1/8"=1'-0"